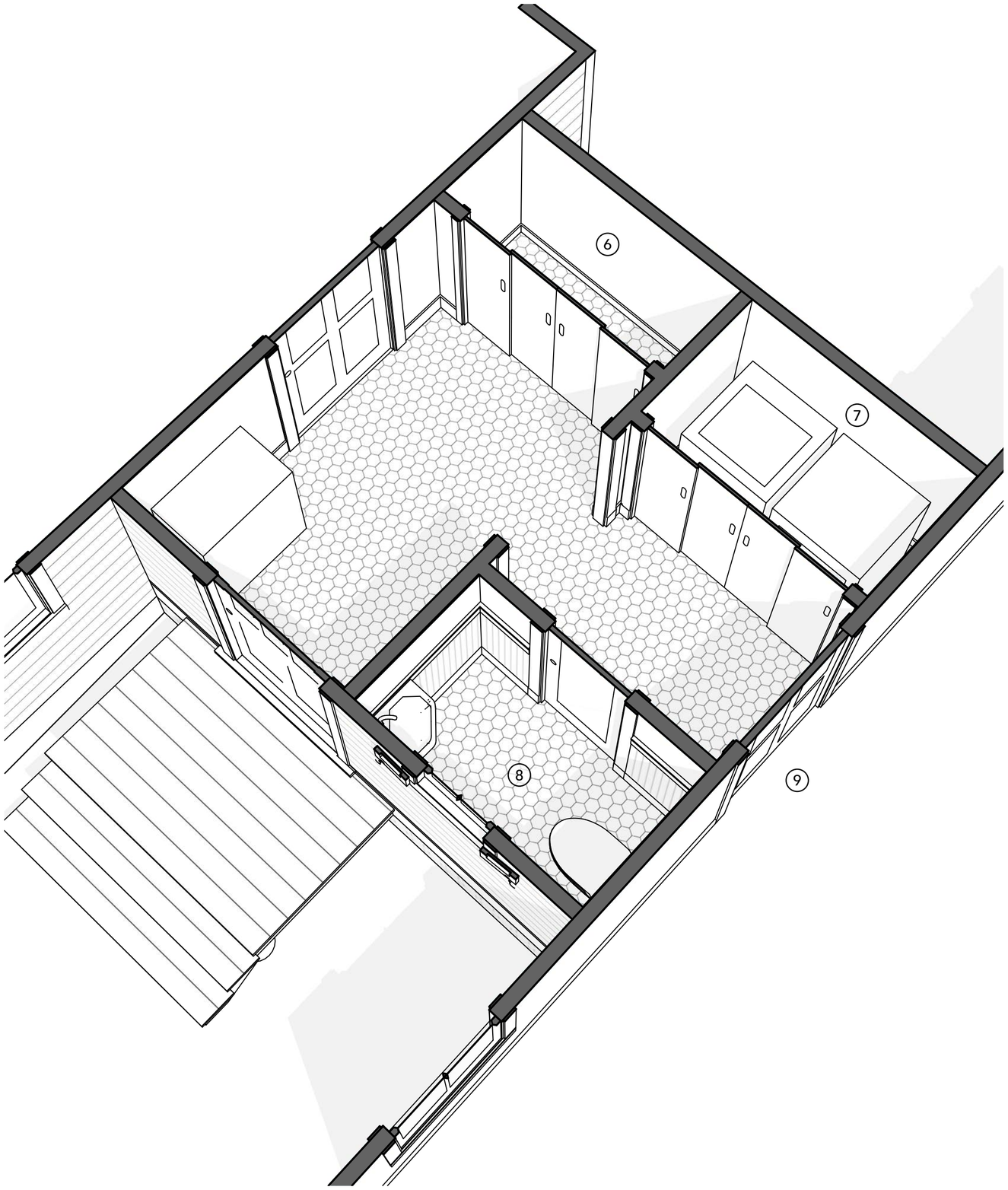


Hyphens are small in-between structures that can connect a house to a garage or a bedroom suite (for example). They preserve daylighting and cross breezes. Without them, any bulky additions to a house might have to obstruct windows.
(1) Hyphens also simplify roofs, since they organize a house into smaller pieces.
(2) The exterior door needs glazing, to bring daylight into the mudroom entry.

A DESIGN BY JAY OSBORNE

12x12 HYPHEN

DAYLIGHT-SAVING CONNECTOR

(3) A hyphen is informal, so you don't have to match everything with the house.
(4) The raised platform leaves space for trash bins to hide below the windows.
(5) Upper windows (and views) are saved by using a hyphen. **(6)** A coat closet.
(7) A laundry closet. **(8)** A water closet ("WC", "powder room" or "half bath").
(9) Door into the living area (not garage) may be omitted, or a pocket door.

FLOOR & ROOF PLAN NOTES

F1. FOUNDATION PLAN OMITTED– MUST BE SITE-SPECIFIC IN EVERY WAY. FLOOR COULD EVEN SPAN STRUCTURES, WITH AN OPEN CRAWLSPACE.

F2. WOOD FLOORING MAY BE USED INSTEAD OF HEX TILES (EXCEPT AT WC).

F3. DOOR *(B)* TO A LIVING AREA MAY BE OMITTED (OR A POCKET DOOR).

F4. CASED OPENING (36x80) ALIGNED W/ DOORS TO FLANKING MASSES.

F5. BATHROOM FIXTURES SHALL BE SMALL, TO AVOID DOOR CONFLICTS. A POCKET DOOR COULD ALSO BE USED INSTEAD. (ADJUST LIGHT SWITCHES.)

ELEVATION NOTES

E1. **DOORS**: TRIM: WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER (W/ DRIP FLASHING), 3" SILL. MARVIN ULTIMATE SERIES.

E2. **WINDOWS:** DOUBLE HUNG W/ DIVIDED LITES, MARVIN ULTIMATE. TRIM: SOLID WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER, 3" SILL.

E3. **SIDING:** MATCH HOUSE MATERIALS, UNLESS IT'S VINYL SIDING– WHICH IS FORBIDDEN, AS IT RUINS DETAILING AND MAKES A BUILDING LOOK LIKE A CHEAP PLASTIC TOY. WOOD IS IDEAL, BUT FIBER CEMENT CLAPBOARD SIDING (LIKE JAMES HARDIE: ARTISAN SERIES) MAY BE PREFERRABLE.

E4. **ROOFING:** MATCH HOUSE IF ITS ROOFING IS DESIRABLE. ALT OPTIONS: 5V GALVALUME PANELS. IF BUDGETABLE: STANDING SEAM PANELS (16"). TO SAVE COSTS, USE STEEL WITH WAVY (NOT SQUARISH) CORRUGATIONS.

SECTION NOTES

S1. THIS SHOWS A CONDITIONED CRAWLSPACE FOUNDATION, WHICH IS GOOD FOR UTILITIES. BUT OTHER FOUNDATION TYPES MAY BE USED INSTEAD. THIS MERELY ILLUSTRATES A CONCEPT. SEE ALSO NOTE *F1*.

S2. HYPHEN CAN USE RIDGE AND EAVE VENTS (2" HOCKEY PUCKS) OR BE AN UNVENTED ASSEMBLY (WITH A CONDITIONED ATTIC FOR DUCTS).

S3. THE EXTERIOR STOOP IS ONLY LOOSELY DESIGNED, AS IT WILL NEED TO BE ADJUSTED TO THE SITE. IT'S BEST TO LEAVE SPACE AROUND IT, SINCE THIS SERVICE COURTYARD IS USEFUL FOR STORING WASTE BINS (WHICH MUST BE TUCKED AWAY, ON THE GROUND, & MAYBE FENCED IN).

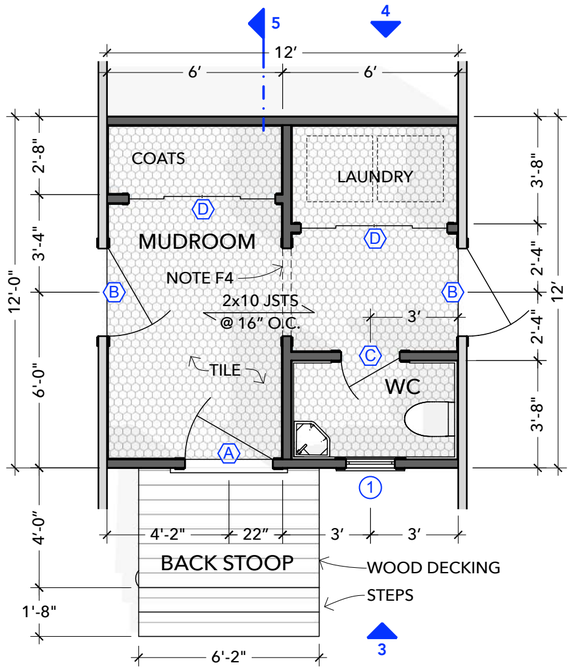
S4. PREFABRICATED TRUSSES MAY BE USED INSTEAD. HOWEVER, THIS HYPHEN IS EASY TO BUILD AND MAY REQUIRE NUANCED ADJUSTMENTS.

DOORS

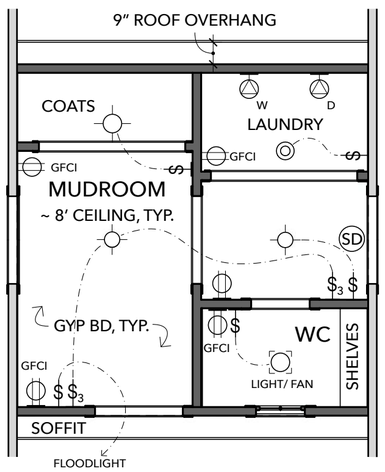
- (A) 36x84 9-LITE EXTERIOR DOOR
- (B) 36x80 6-PANEL EXTERIOR DOOR
- (C) 24x80 1-PANEL INTERIOR DOOR
- (D) 60x80 INT SLIDING DOORS *(NOTE: MAY BE FOLDING DOORS)*

WINDOWS

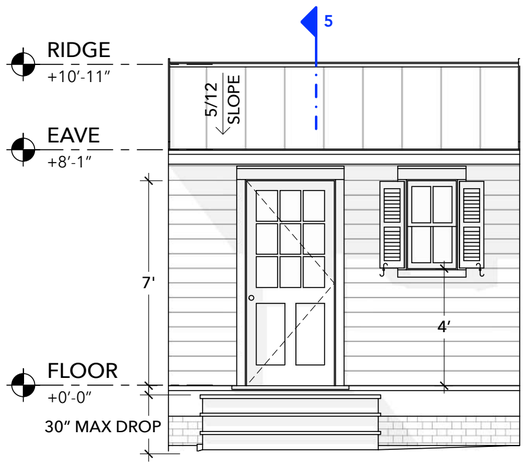
- (1) 20x36 DH WINDOW 2/2 DIVIDED LITES
  NOTE: IF SHUTTERS ARE INCLUDED, THEY MUST BE OPERABLE.



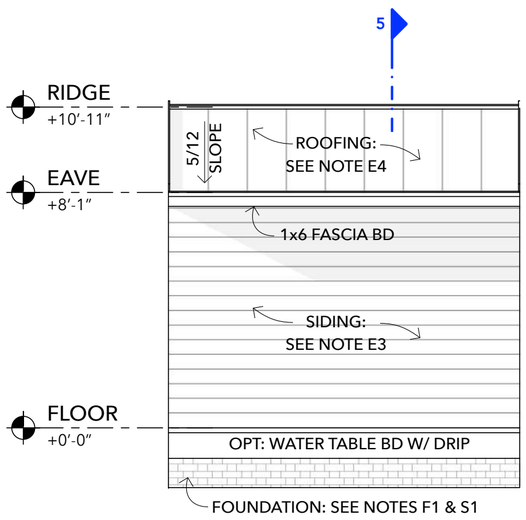
1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



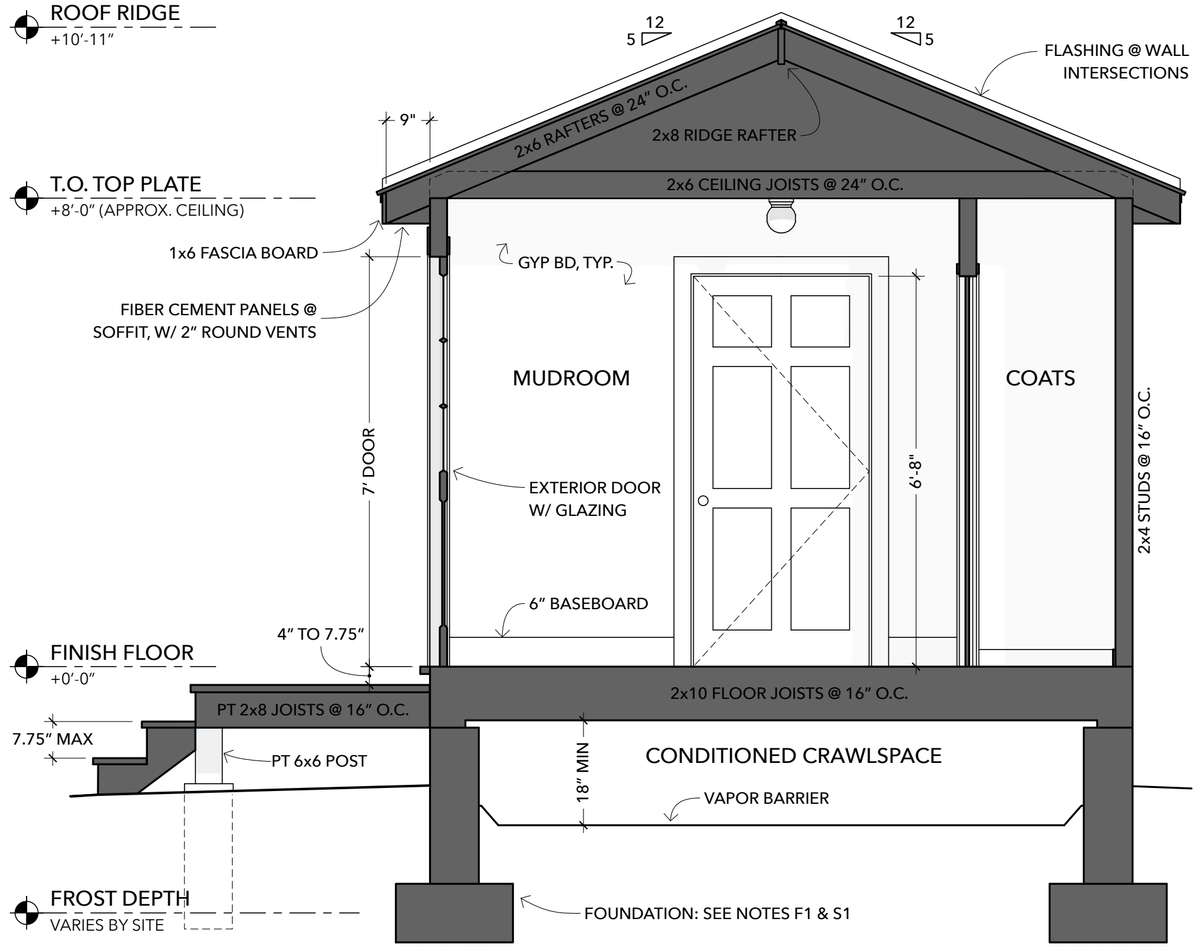
2 RCP / ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



3 ENTRY ELEVATION
SCALE: 1/4" = 1'-0"



4 REAR ELEVATION
SCALE: 1/4" = 1'-0"



5 TRANSVERSE SECTION
SCALE: 1/2" = 1'-0"

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A DESIGN BY JAY OSBORNE

12x12 HYPHEN

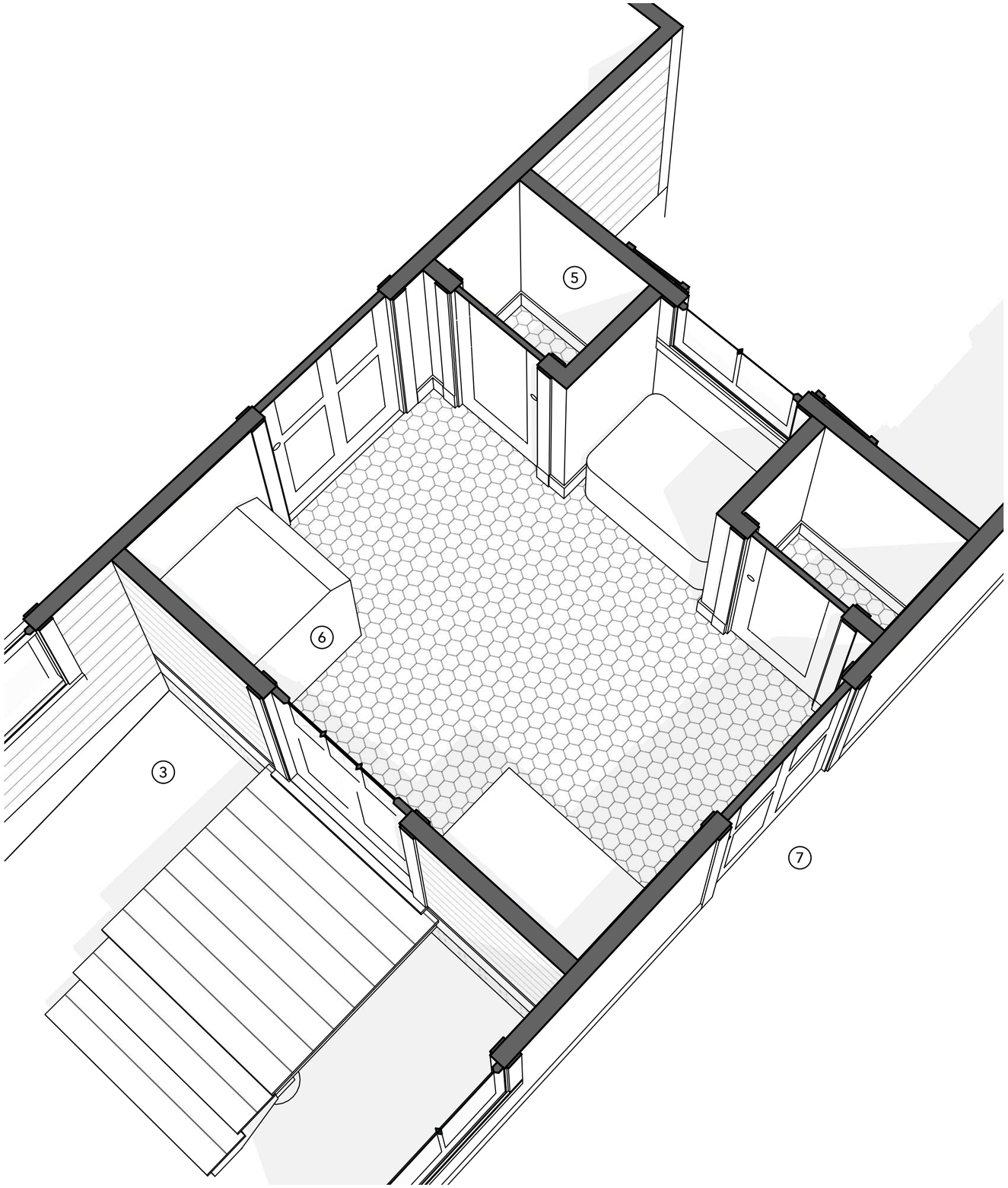
DAYLIGHT-SAVING CONNECTOR

1 **2025-02-25** FIRST DRAFT (ONLY ON PATREON)

+ Thank you for supporting my newest designs.

LARGE-SIZED HYPHEN PLANS

1



Hyphens are small in-between structures that can connect a house to a garage or a bedroom suite (for example). They preserve daylighting and cross breezes. Without them, any bulky additions to a house might have to obstruct windows. **(1)** Hyphens also simplify roofs, since they organize a house into smaller pieces. **(2)** With glass panels in the door, the daylighting in the hyphen is balanced.

A DESIGN BY JAY OSBORNE

10x10 HYPHEN

DAYLIGHT-SAVING CONNECTOR

(3) The entry platform is narrow to allow space for planters. Alternatively, this space can be used for placing waste bins, HVAC units, and/or an electric meter. **(4)** Upper windows (and views) are saved by a hyphen. **(5)** Two closets: one for winter gear, the other for summer. **(6)** Stacked laundry machines can fit here. **(7)** The door into the living area (not garage) may be omitted, or a pocket door.

FLOOR & ROOF PLAN NOTES

F1. FOUNDATION PLAN OMITTED– MUST BE SITE-SPECIFIC IN EVERY WAY. FLOOR COULD EVEN SPAN STRUCTURES, WITH AN OPEN CRAWLSPACE.

F2. WOOD FLOORING MAY BE USED INSTEAD OF CERAMIC HEX TILES.

F3. DOOR *(B)* TO A LIVING AREA MAY BE OMITTED (OR A POCKET DOOR).

F4. STACKED LAUNDRY MACHINES CAN BE LOCATED HERE, IF THE OWNER DECIDES. OR POSSIBLE A SINK OR BUILT-IN CABINET. (DECIDE IN ADVANCE.)

F5. ALTERNATELY, ALCOVE CAN INCLUDE A SINK OR BUILT-IN BENCH/CHEST.

ELEVATION NOTES

E1. **DOORS**: TRIM: WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER (W/ DRIP FLASHING), 3" SILL. MARVIN ULTIMATE SERIES.

E2. **WINDOWS:** DOUBLE HUNG W/ DIVIDED LITES, MARVIN ULTIMATE. TRIM: SOLID WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER, 3" SILL.

E3. **SIDING:** MATCH HOUSE MATERIALS, UNLESS IT'S VINYL SIDING– WHICH IS FORBIDDEN, AS IT RUINS DETAILING AND MAKES A BUILDING LOOK LIKE A CHEAP PLASTIC TOY. WOOD IS IDEAL, BUT FIBER CEMENT CLAPBOARD SIDING (LIKE JAMES HARDIE: ARTISAN SERIES) MAY BE PREFERRABLE.

E4. **ROOFING:** MATCH HOUSE IF ITS ROOFING IS DESIRABLE. ALT OPTIONS: 5V GALVALUME PANELS. IF BUDGETABLE: STANDING SEAM PANELS (16"). TO SAVE COSTS, USE STEEL WITH WAVY (NOT SQUARISH) CORRUGATIONS.

SECTION NOTES

S1. THIS SHOWS A CONDITIONED CRAWLSPACE FOUNDATION, WHICH IS GOOD FOR UTILITIES. BUT OTHER FOUNDATION TYPES MAY BE USED INSTEAD. THIS MERELY ILLUSTRATES A CONCEPT. SEE ALSO NOTE *F1*.

S2. HYPHEN CAN USE RIDGE AND EAVE VENTS (2" HOCKEY PUCKS) OR BE AN UNVENTED ASSEMBLY (WITH A CONDITIONED ATTIC FOR DUCTS).

S3. THE EXTERIOR STOOP IS ONLY LOOSELY DESIGNED, AS IT WILL NEED TO BE ADJUSTED TO THE SITE. IT'S BEST TO LEAVE SPACE AROUND IT, SINCE THIS SERVICE COURTYARD IS USEFUL FOR STORING WASTE BINS (WHICH MUST BE TUCKED AWAY, ON THE GROUND, & MAYBE FENCED IN).

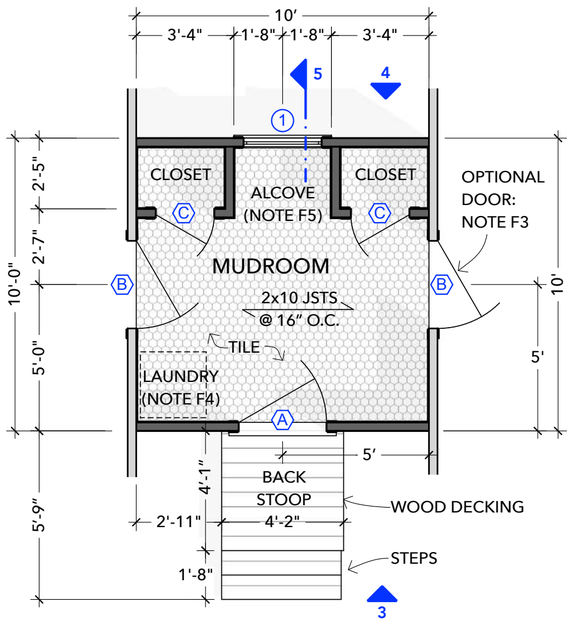
S4. PREFABRICATED TRUSSES MAY BE USED INSTEAD. HOWEVER, THIS HYPHEN IS EASY TO BUILD AND MAY REQUIRE NUANCED ADJUSTMENTS.

DOORS

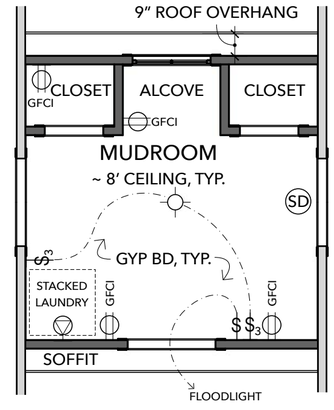
- (A) 36x84 9-LITE EXTERIOR DOOR
- (B) 36x80 6-PANEL EXTERIOR DOOR
- (C) 24x80 1-PANEL INTERIOR DOOR

WINDOWS

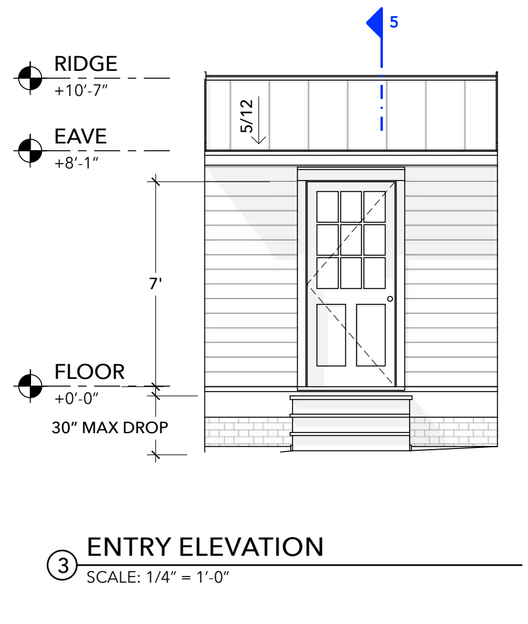
- (1) 32x48 DH WINDOW 2/2 DIVIDED LITES
  NOTE: IF SHUTTERS ARE INCLUDED, THEY MUST BE OPERABLE.



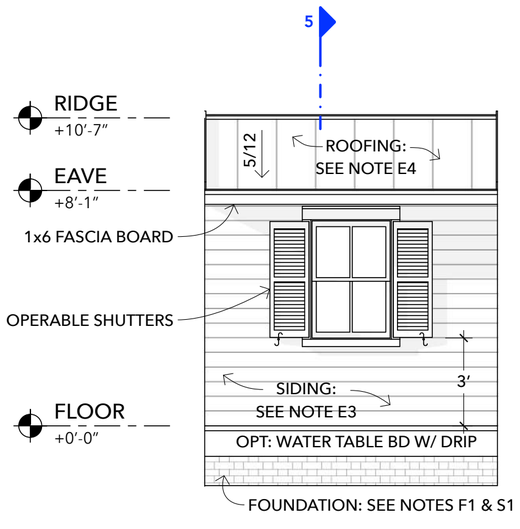
1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



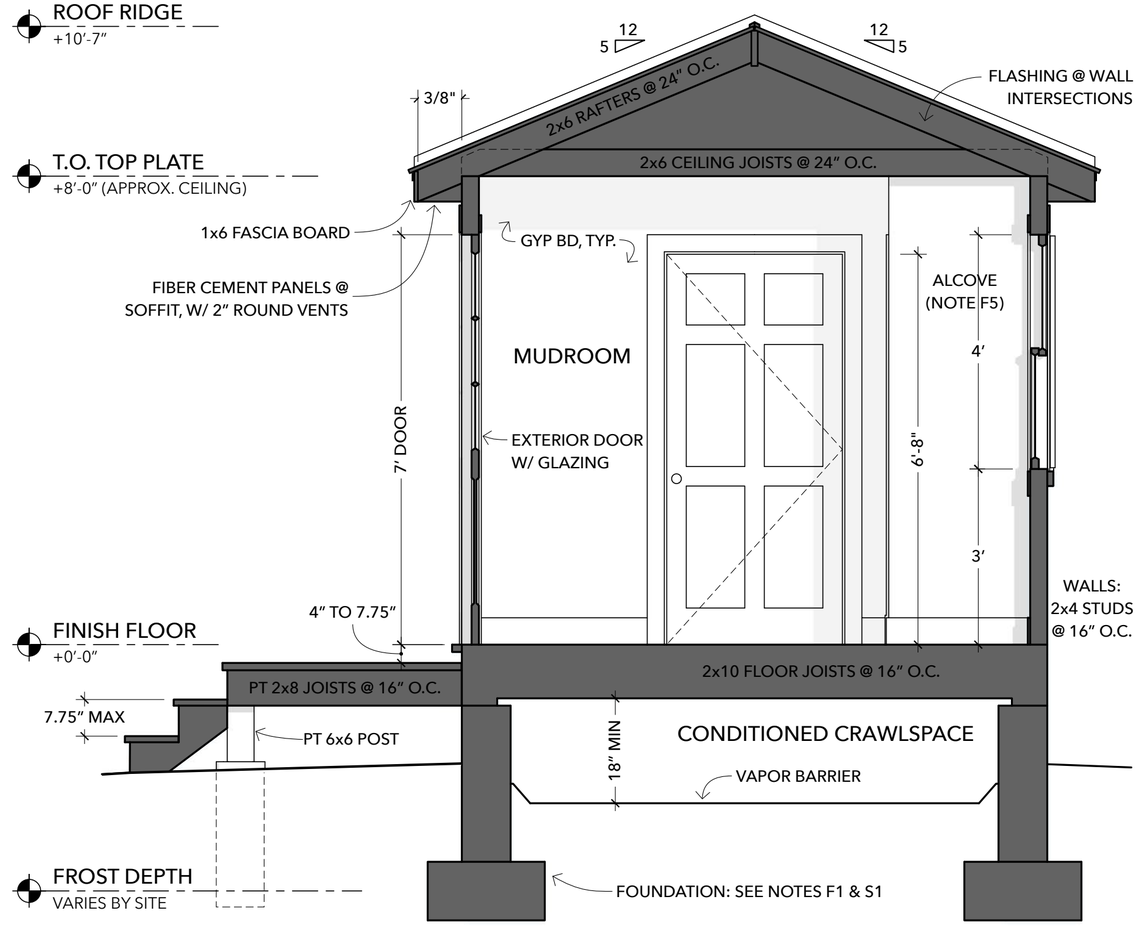
2 RCP / ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



3 ENTRY ELEVATION
SCALE: 1/4" = 1'-0"



4 REAR ELEVATION
SCALE: 1/4" = 1'-0"



5 TRANSVERSE SECTION
SCALE: 1/2" = 1'-0"

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A DESIGN BY JAY OSBORNE

10x10 HYPHEN

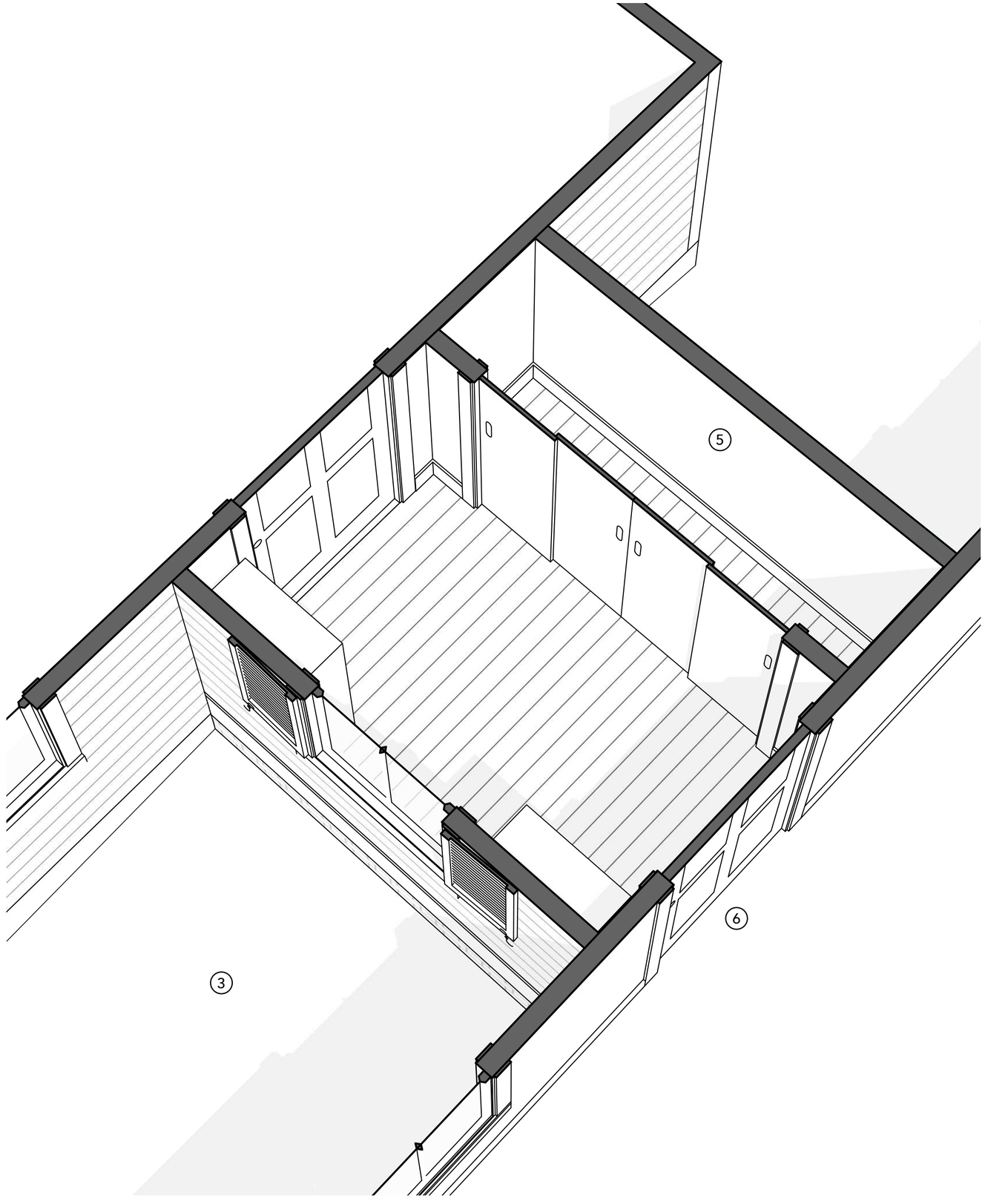
DAYLIGHT-SAVING CONNECTOR

1 **2025-02-25** FIRST DRAFT (ONLY ON PATREON)

+ Thank you for supporting my newest designs.

MEDIUM-SIZED HYPHEN PLANS

1



Hyphens are small in-between structures that can connect a house to a garage or a bedroom suite (for example). They preserve daylighting and cross breezes. Without them, any bulky additions to a house might have to obstruct windows.
(1) Hyphens also simplify roofs, since they organize a house into smaller pieces.
(2) A hyphen should have a window (at least) – but it can be smaller than this.

A DESIGN BY JAY OSBORNE

8 x 8 HYPHEN

DAYLIGHT-SAVING CONNECTOR

(3) Between the larger structures, this courtyard is useful for hiding utilitarian functions. Waste bins, HVAC units, and/or electric meters can be located here.
(4) Upstairs windows (and views) are also protected by incorporating a hyphen.
(5) This coat closet can be replaced by a powder room. There's enough space.
(6) The door into the living area (not garage) may be omitted, or a pocket door.

FLOOR & ROOF PLAN NOTES

F1. FOUNDATION PLAN OMITTED– MUST BE SITE-SPECIFIC IN EVERY WAY. FLOOR COULD EVEN SPAN STRUCTURES, WITH AN OPEN CRAWLSPACE.

F2. INSTEAD OF HARDWOOD FLOORING, TILE FLOORING MAY BE USED.

F3. DOOR *(A)* TO A LIVING AREA MAY BE OMITTED (IF SO, A 36x80 CASED OPENING SHALL REMAIN). ALTERNATIVELY, THIS MAY BE A POCKET DOOR.

F4. THE VESTIBULE HAS ENOUGH SPACE FOR BUILT-IN SHELVING. HOWEVER, THAT WOULD BE DIFFICULT TO ADAPT FOR WHEELCHAIR ACCESSIBILITY.

ELEVATION NOTES

E1. **DOORS**: TRIM: WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER (W/ DRIP FLASHING), 3" SILL. MARVIN ULTIMATE SERIES.

E2. **WINDOWS:** DOUBLE HUNG W/ DIVIDED LITES, MARVIN ULTIMATE. TRIM: SOLID WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER, 3" SILL.

E3. **SIDING:** MATCH HOUSE MATERIALS, UNLESS IT'S VINYL SIDING– WHICH IS FORBIDDEN, AS IT RUINS DETAILING AND MAKES A BUILDING LOOK LIKE A CHEAP PLASTIC TOY. WOOD IS IDEAL, BUT FIBER CEMENT CLAPBOARD SIDING (LIKE JAMES HARDIE: ARTISAN SERIES) MAY BE PREFERRABLE.

E4. **ROOFING:** MATCH HOUSE IF ITS ROOFING IS DESIRABLE. ALT OPTIONS: 5V GALVALUME PANELS. IF BUDGETABLE: STANDING SEAM PANELS (16"). TO SAVE COSTS, USE STEEL WITH WAVY (NOT SQUARISH) CORRUGATIONS.

SECTION NOTES

S1. THIS SHOWS A CONDITIONED CRAWLSPACE FOUNDATION, WHICH IS GOOD FOR UTILITIES. BUT OTHER FOUNDATION TYPES MAY BE USED INSTEAD. THIS MERELY ILLUSTRATES A CONCEPT. SEE ALSO NOTE *F1*.

S2. HYPHEN CAN USE RIDGE AND EAVE VENTS (2" HOCKEY PUCKS) OR BE AN UNVENTED ASSEMBLY (WITH A CONDITIONED ATTIC FOR DUCTS).

S3. THE WINDOW MAY BE SMALLER (24x48), AND SHOULD HAVE ITS HEADER (OR ELSE SILL) ALIGNED WITH THOSE OF THE MAIN HOUSE.

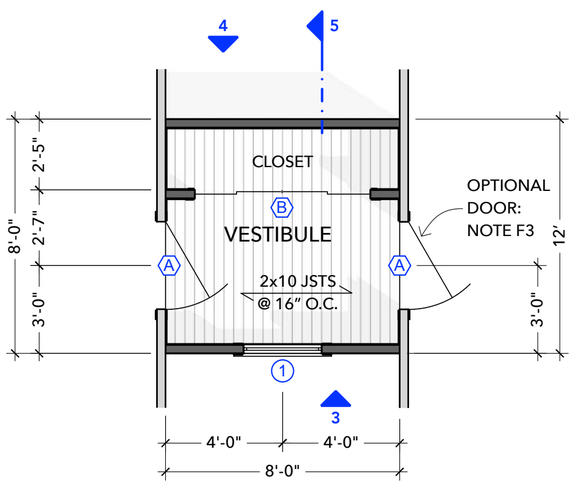
S4. PREFABRICATED TRUSSES MAY BE USED INSTEAD. HOWEVER, THIS HYPHEN IS EASY TO BUILD AND MAY REQUIRE NUANCED ADJUSTMENTS.

DOORS

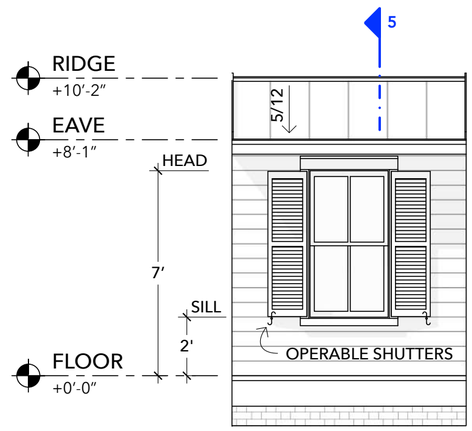
- (A) 36x80 6-PANEL EXTERIOR DOOR
- (B) 72x80 INT SLIDING DOORS *(NOTE: MAY BE FOLDING DOORS)*

WINDOWS

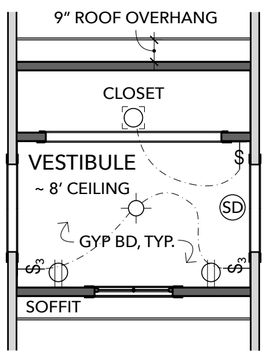
- (1) 32x60 DH WINDOW W/ DIVIDED LITES *NOTE: IF SHUTTERS ARE INCLUDED, THEY SHALL BE OPERABLE.*



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 ENTRY ELEVATION
SCALE: 1/4" = 1'-0"



2 RCP / ELECTRICAL PLAN
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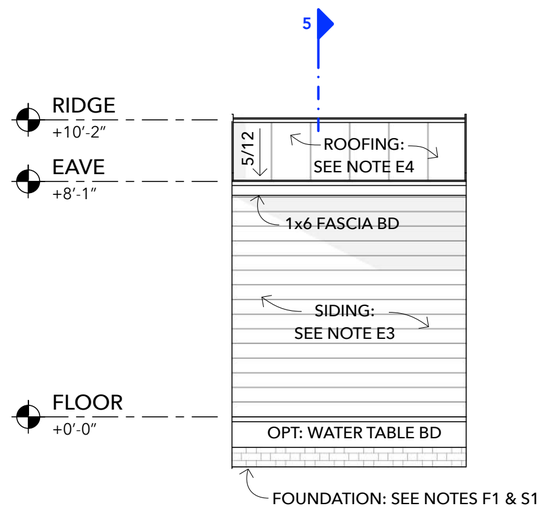
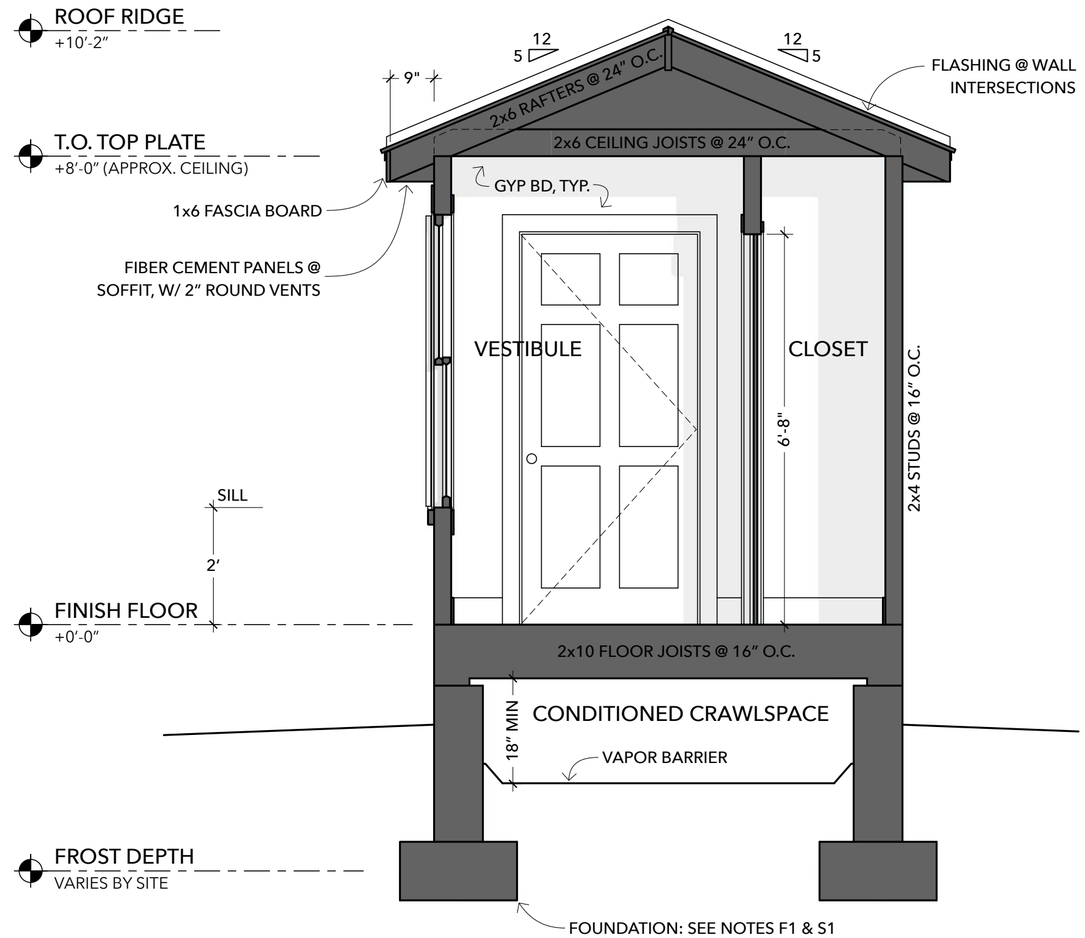


4 REAR ELEVATION
SCALE: 1/4" = 1'-0"



5 TRANSVERSE SECTION
SCALE: 1/2" = 1'-0"

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A DESIGN BY JAY OSBORNE

8x8 HYPHEN

DAYLIGHT-SAVING CONNECTOR

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+ Thank you for supporting my newest designs.

SMALL-SIZED HYPHEN PLANS

1